

042.0

0005

0013.0

Map

Block

Lot

1 of 1
CARD

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

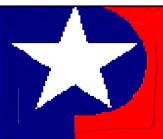
845,900 / 845,900

USE VALUE:

845,900 / 845,900

ASSESSED:

845,900 / 845,900


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		WEBSTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: WOLPERT STEFAN &	
Owner 2: ZIMMERMANN SARAH	
Owner 3:	

Street 1: 5 WEBSTER ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: GREENWICH INVESTORS XXVI LLC -

Owner 2: -

Street 1: 559 SAN YSIDRO SUITE I

Twn/City: SANTA BARBARA

St/Prov: CA Cntry

Postal:

NARRATIVE DESCRIPTION

This parcel contains .122 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1920, having primarily Aluminum Exterior and 2094 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5308		Sq. Ft.	Site		0	80.	1.09	1									463,393						463,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5308.000	382,500		463,400	845,900		29427
							GIS Ref
							GIS Ref
							Insp Date
							11/12/18

Total Card / Total Parcel

845,900 / 845,900

845,900 / 845,900

845,900 / 845,900

!3574!	
PRINT	
Date 12/29/21	
Time 23:17:13	
LAST REV	
Date 04/09/19	
Time 14:23:29	
apro	
3574	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	382,500	0	5,308.	463,400	845,900		Year end	12/23/2021
2021	101	FV	371,000	0	5,308.	463,400	834,400		Year End Roll	12/10/2020
2020	101	FV	371,000	0	5,308.	463,400	834,400	834,400	Year End Roll	12/18/2019
2019	101	FV	280,800	0	5,308.	492,400	773,200	773,200	Year End Roll	1/3/2019
2018	101	FV	280,800	0	5,308.	359,100	639,900	639,900	Year End Roll	12/20/2017
2017	101	FV	280,800	0	5,308.	312,800	593,600	593,600	Year End Roll	1/3/2017
2016	101	FV	280,800	0	5,308.	266,500	547,300	547,300	Year End	1/4/2016
2015	101	FV	265,000	0	5,308.	260,700	525,700	525,700	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GREENWICH INVES	58117-567		12/20/2011	Change>Sale	440,915	No	No		
COHEN PATRICIA	57576-562		10/4/2011	Forclosure	881,713	No	No		
LEYENSON DAVID	30124-138		5/3/1999	Family		No	No		
	19050-130		5/1/1988		250,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/17/2012	62	Re-Roof	52,000					strip re-roof, reb

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2018	MEAS&NOTICE	HS	Hanne S
6/27/2012	Measured	JBS	JOHN S
3/19/2012	MLS	EMK	Ellen K
4/27/2009	Measured	372	PATRIOT
2/10/2000	Mailer Sent		
2/10/2000	Measured	197	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type:	15 - Old Style			Full Bath:	2	Rating:	Average																
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:																	
(Liv) Units:	1	Total: 1		3/4 Bath:		Rating:																	
Foundation:	3 - BrickorStone			A 3QBth:		Rating:																	
Frame:	1 - Wood			1/2 Bath:		Rating:																	
Prime Wall:	3 - Aluminum			A HBth:		Rating:																	
Sec Wall:		%		OthrFix:		Rating:																	
Roof Struct:	1 - Gable			OTHER FEATURES																			
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average																
Color:	WHITE			A Kits:		Rating:																	
View / Desir:				Frl:		Rating:																	
GENERAL INFORMATION				WSFlue:		Rating:																	
Grade:	C - Average			CONDOS INFORMATION																			
Year Blt:	1920	Eff Yr Blt:		Location:		Total Units:																	
Alt LUC:		Alt %:		Floor:		% Own:																	
Jurisdct:		Fact: .		Name:																			
Const Mod:				DEPRECIATION																			
Lump Sum Adj:				Phys Cond:	GD - Good	18.	%																
INTERIOR INFORMATION				Functional:		%																	
Avg Ht/FL:	STD			Economic:		%																	
Prim Int Wal:	2 - Plaster			Special:		%																	
Sec Int Wall:		%		Override:		%																	
Partition:	T - Typical			CALC SUMMARY																			
Prim Floors:	3 - Hardwood			Total:	18.6	%																	
Sec Floors:		%		COMPARABLE SALES																			
Bsmnt Flr:	12 - Concrete			Basic \$ / SQ:	135.00																		
Subfloor:				Size Adj.:	1.19773078																		
Bsmnt Gar:				Const Adj.:	0.99989998																		
Electric:	3 - Typical			Adj \$ / SQ:	161.677																		
Insulation:	2 - Typical			Other Features:	75735																		
Int vs Ext:	S			Grade Factor:	1.00																		
Heat Fuel:	2 - Gas			NBHD Inf:	1.00000000																		
Heat Type:	3 - Forced H/W			NBHD Mod:																			
# Heat Sys:	1			LUC Factor:	1.00																		
% Heated:	100	% AC: 100		Adj Total:	469939																		
Solar HW:	NO	Central Vac: NO		Depreciation:	87409																		
% Com Wal		% Sprinkled		Depreciated Total:	382530																		
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:											
SPEC FEATURES/YARD ITEMS				PARCEL ID 042.0-0005-0013.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
More: N				Total Yard Items:				Total Special Features:				Total:											